

**Staff Comments for the
DESIGN REVIEW BOARD
January 22, 2015**

Bees Ferry Road

Staff Comments:

Site:

1. As the site design develops, continue the same quality and attention to detail as provided in the adjacent multi-family development.
2. As done in the adjacent development, the language of the main drive should read more as a street, with the use of angled parking, street lights, street trees and crosswalks.
3. Bring building 4 forward to better address the main drive. Locate the parking to the rear of the building as done with buildings 2 and 3.

Buildings:

1. Some minor coordination needs to be done between architectural drawings. Examples would include showing the building breezeways on the floor plans and show building 5s windows on the floor plan which are shown on the elevations.
2. Explore the possibility of additional or larger windows on the end elevations of the buildings facing Proximity Drive and the main drive through the site.
3. Architecturally, differentiate the clubhouse ground floor from the residential floors above.

Staff Recommendation:

Staff recommends “Conceptual approval” with the conditions noted.

Theresa Drive (Meritage Apartments)

Staff Comments:

General:

1. The massing and scale of the building has dramatically improved.
2. The language of the design is much better. The building now reads more residential and less commercial.
3. The building’s entry is much stronger now.
4. The success or failure of the design depends strongly on the details.

Site:

1. As previously asked for, provide a dumpster enclosure plan and details.
2. Differentiate between the paving materials. Currently it appears that the parking and sidewalks are one material.

Buildings:

1. The pool house design needs to relate better to the design of the apartment building.
2. The fin wall could be eliminated for a cleaner look.
3. Increase the projection of all of the bays.
4. On the south elevation, substitute two large bays for the four small bays.
5. Some of the project notes do not coordinate with the drawings.
6. The details of the building need refinement.
7. Substitute a smooth siding for the proposed faux wood grain siding.
8. Eliminate the use of rigid foam beneath stucco.
9. The rendering shows porches with metal railings but the building elevations show wooden posts with cable railings. Please clarify.
10. Increase the stucco thickness to 7/8”.

Staff Recommendation:

Staff recommends “Conceptual approval” with the conditions noted. The submittal doesn’t contain enough information for a Preliminary approval.

125 River Landing Drive

Staff Comments:

General:

- 1. The Architect has done a very good job at bringing the front sidewalk down to street level and eliminating the excessive stairs and ramps.

Site:

- 1. How will the transformer be accessed and has its size and location been coordinated with the utility company?

Building:

- 1. Increase the scale of the dormers.
- 2. Study eliminating the knee wall beneath the columns on the front elevation. And to compensate, study increasing the scale of the columns.
- 3. On the east elevation, is there brick beneath the stairs?

Staff Recommendation:

Staff recommends “Preliminary approval” with the conditions noted.

1513 Meeting Street

Staff Comments:

General:

- 1. Thank you to the owner and design team for the use of sustainability practices for the project.
- 2. The building is a simple nicely executed design.

Site:

- 1. Provide a cleaner edge material for the pervious parking area.
- 2. Due to the close proximity of the pervious parking area to the street, provide a low screen wall.
- 3. Step down and continue the rear fence around the service/loading area.

Staff Recommendation:

Staff recommends “Conceptual approval” with the conditions noted.

300 Albemarle Road

Staff Comments:

General:

- 1. The height, scale and mass of the building are all well done with the use of the clearstory floor, hipped roof and quality materials.

Site:

- 1. Reconsider the use of chain link fencing, especially the portion adjacent to the building.

Building:

- 1. Provide more information on the canopies over the sidewalks.

Staff Recommendation:

Staff recommends “Conceptual approval” with the conditions noted.

1404/1408 Ashley River Road

Staff Comments:

Site:

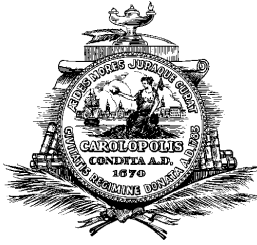
- 1. The landscape plan needs refinement.
- 2. The location of the HVAC unit is unfortunate. Study relocating it to the rear of the building away from the parking area.
- 3. Will the site have a dumpster?

Building:

- 1. Eliminate the small runs of siding between the paired windows.

Staff Recommendation:

Staff recommends “Preliminary approval” with the conditions noted.



MEMBERS PRESENT: BILL MARSHALL, DAVID THOMPSON, MICHELLE SMYTH, JEFF JOHNSTON,
JOHN TARKANY
STAFF PRESENT: BILL TURNER
CLERK: PEGGY JORDAN

AGENDA

DESIGN REVIEW BOARD

JANUARY 22, 2015

5:00 P.M.

75 CALHOUN STREET

1. Bees Ferry Road – TMS# 301-00-00-388

App. No. 151-22-1

Request Conceptual approval for new construction of a multi-family development as per documentation submitted.

Owner: Bees Resources, LP
Applicant: R.K. Investments Charlotte, LLC
Neighborhood: None

MOTION: Conceptual approval – address Board and staff comments.

MADE BY: D.Thompson SECOND: M.Smyth VOTE: FOR 4 AGAINST 0

*B.Marshall abstains

2. Theresa Drive – TMS# 424-10-00-081

App. No. 151-22-2

Request Preliminary approval for new construction of a multi-family development as per documentation submitted.

Owner: Theresa Drive Development, LLC
Applicant: Michael Reardon
Neighborhood: Bel Air

MOTION: Conceptual approval – address staff comments, restudy colors using a more muted palette, restudy details in general, study functionality of parking beneath the building, preserve as much existing vegetation on site and use a more native palette of plant material.

MADE BY: D.Thompson SECOND: J.Tarkany VOTE: FOR 3 AGAINST 1

*B.Marshall abstains

3. 125 River Landing Drive TMS# 275-00-00-163

App. No. 151-22-3

Request Preliminary approval for new construction of an office building as per documentation submitted.

Owner: Jeff Birnbaum
Applicant: Architecture Plus
Neighborhood: Daniel Island Town Center

MOTION: Preliminary approval – address staff comments with the exception of the one pertaining to the dormers.

MADE BY: M.Smyth SECOND: D.Thompson VOTE: FOR 4 AGAINST 0

*B.Marshall abstains

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4. 1513 Meeting Street TMS# 464-10-00-035

App. No. 151-22-4

Request Conceptual approval for new construction of a production brewery as per documentation submitted.

Owner: Eang/Agrawal, LLC
Applicant: Neil Stevenson Architects
Neighborhood: None

MOTION: Conceptual approval – address staff comments 1 and 2 concerning the site design, preliminary and final review by staff.

MADE BY: J.Johnston SECOND: D.Thompson VOTE: FOR 4 AGAINST 0
*B.Marshall abstains

5. 300 Albemarle Road – TMS# 421-12-00-003

App. No. 151-22-5

Request Conceptual approval for new construction of a multi-use school building as per documentation submitted.

Owner: Porter Gaud School
Applicant: McMillan Pazdan Smith Architecture
Neighborhood: Albemarle Point

MOTION: Preliminary approval.

MADE BY: D.Thompson SECOND: J.Johnston VOTE: FOR 4 AGAINST 0
*M.Smyth

6. 1404/1408 Ashley River Road TMS# 418-01-00-206 and 207

App. No. 151-22-6

Request Preliminary approval for new construction of an office building as per documentation submitted.

Owner: Construction Services Group, LLC
Applicant: Novus Architects, Inc.
Neighborhood: Heathwood

MOTION: Preliminary approval – address staff comments, restudy paint scheme, relocate electrical meter and add a window in its location, provide a grading plan and lighting plan.

MADE BY: D.Thompson SECOND: J.Johnston VOTE: FOR 4 AGAINST 0

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.